

Historic Preservation Design Review

June 24, 2010

HP-10-12, Dugan Street Parking Lot (City)

I. THE REQUEST

Applicant: Julie Coker representing the City of Sumter

Status of the Applicant: Property Owner

Request: Design review approval for proposed parking lot and landscaping for property located at 25-31 Dugan St.

Location: 25-31 Dugan St.

Present Use/Zoning: Vacant/CBD

Tax Map Reference: 228-13-07-063

Adjacent Property Land Use and Zoning: North – S. Sumter St. Parking Lot/CBD
South – Dugan St. & Holliday Manor/CBD
East – Commercial Parking Lot & Cut Rate/CBD
West – Commercial Buildings/CBD

II. BACKGROUND



The applicant is requesting a Certificate of Appropriateness for a new 24 space parking lot and associated landscaping to be constructed on the former site of 25-31 Dugan St. This is the same location that was approved for demolition under HP-08-16. As shown in the photographs above, the site is being used for overflow parking. The parking surface is currently gravel with no landscaping. As shown in the

photograph on the right, when demolition of the structure took place, the newly created exterior wall was exposed.

The parcel is located outside the designated National Register District boundary but is within the Downtown Review District. Any new parking lot developments must be reviewed by the Board for compliance with landscape and site design criteria.

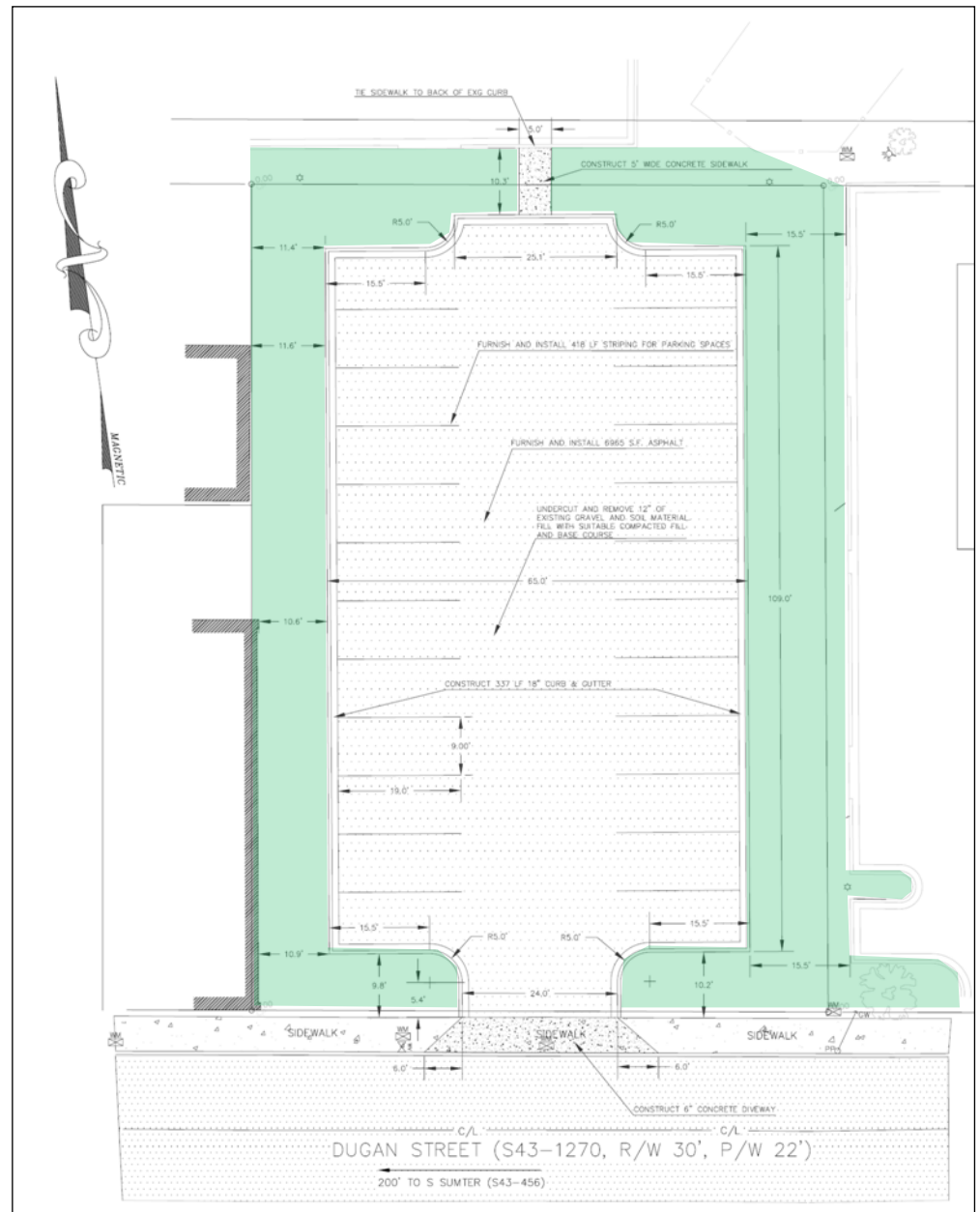
The Proposal:

The site plan to the right shows the proposed layout for the parking lot. There are bufferyards proposed on all four sides a minimum of 10 ft. in width—these areas are indicated in green.

Highlighted in gray, a sidewalk is planned to connect these new 24 spaces with the larger parking lot to the north. There is no defined pedestrian connectivity to the parking lot on the east beyond the existing sidewalk at the southern end of the parking lot.

As shown on the following page a full landscape plan has been submitted that addresses canopy trees, understory trees, shrubbery, and screening of the exterior wall of the remaining structure.

Design review is required prior to undertaking the proposed parking lot development.



The *Design Review Guidelines Manual* states:

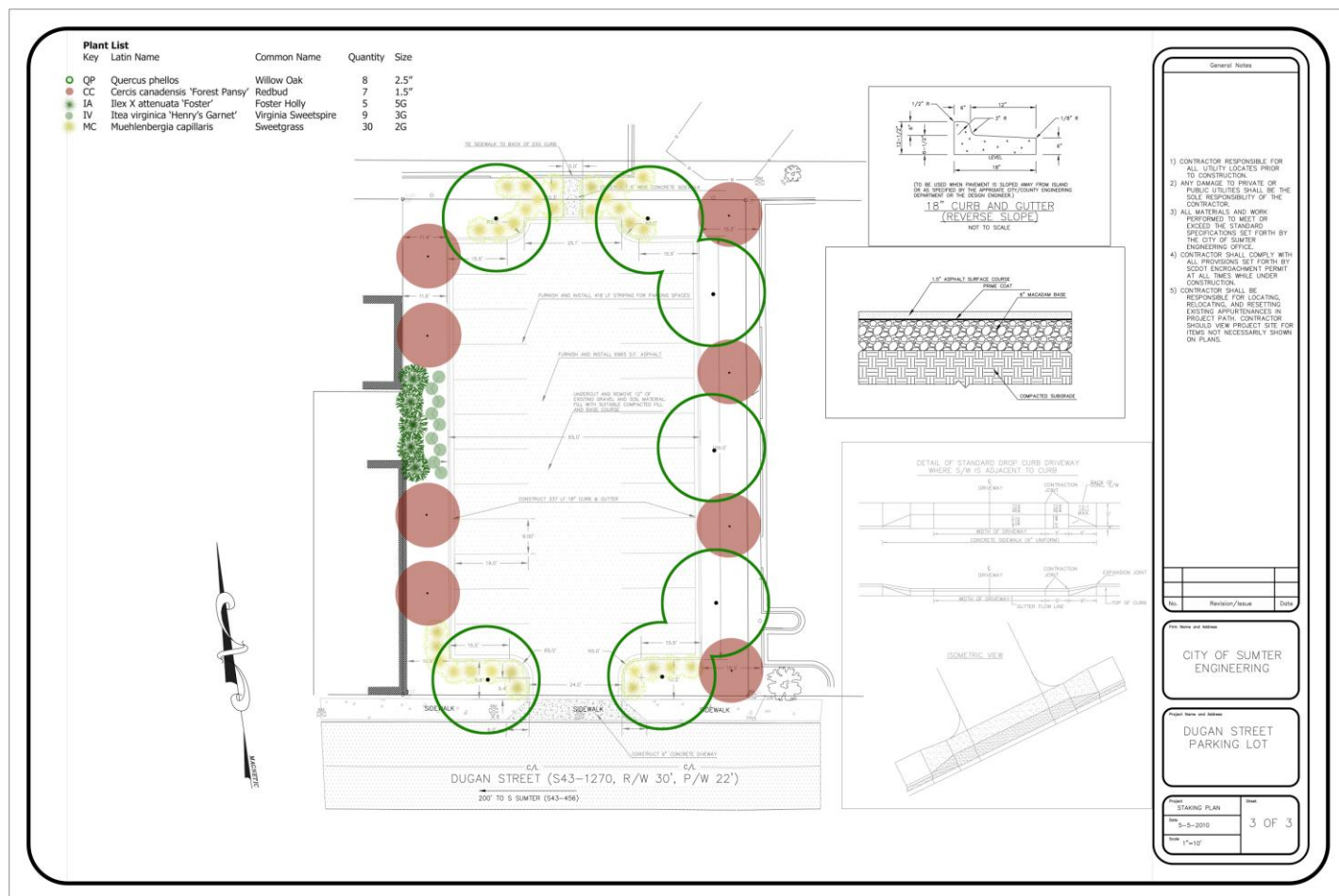
#1) PARKING LOTS SHOULD BE SCREENED FROM PEDESTRIAN VIEW

Normally Required

- Parking lots in Sumter shall follow the minimum landscaping requirements as set forth in the Zoning Ordinance. Landscaping beyond that which is required is encouraged.

As shown in the landscape plan on below, the southern entrance to the lot will be buffered with a combination of Willow Oaks, Redbuds and sweet grass.

The depth of the proposed bufferyard sets the parking lot back behind the existing building plane on Dugan St. obscuring the parking lot from public view when looking from the Sumter St./Dugan St. intersection. A comprehensive landscape design has also been proposed to shield the appearance of the exterior wall of the remaining structure to the west of the parking area.



#2) PARKING LOTS SHOULD MAINTAIN SETBACK

Recommended

a. **Parking lots should repeat the general setback found along each block in the downtown area.** Almost all blocks have buildings flush with the sidewalk level. This rhythm should not be broken by a parking lot or park area which does not continue this setback. This rhythm can be maintained along parking lots' and sidewalks through landscape elements such as trees, hedges, or brick and wood fences.

The proposed parking lot design maintains the building rhythm through landscape elements.

#3) LANDSCAPING SHOULD COMPLEMENT RATHER THAN DETRACT FROM BUILDINGS

Recommended

a. **Trees of limited height and dimensions should be considered for the downtown area.** Historic commercial areas such as downtown Sumter often had numerous shade trees to shelter pedestrians. With the coming of the automobile many of these trees were removed to make way for parking. The introduction of

new trees into the downtown area is appropriate as long as the trees selected are of limited height and dimension. When mature, trees should not overly mask buildings and make signs and details difficult to observe. Trees should be spaced at least 30 feet from each other and have planting beds of at least nine square feet.

b. Low plants and shrubs at sidewalks are appropriate. The introduction of low hedges or planters with flowers or other decorative plants is appropriate. These may be desired as part of an overall streetscape program by the city or added on an individual basis by property owners.

The tree and shrubbery selection for this plan are based on the location of the parking lot. This parking lot is located behind and between several structures and is a small portion of a larger downtown parking area. All planting beds and tree separation meet the above referenced criteria.

III. STAFF RECOMMENDATION

Staff has reviewed this request in accordance with the design guidelines. Staff recommends approval of this request.

IV. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-10-12, in accordance with the submitted plans titled, "Dugan Street Parking Lot" Prepared by City of Sumter Engineering dated May 5, 2010.

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-12.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – JUNE 24, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 24, 2010, voted to approve this request, in accordance with the submitted plans titled, "Dugan Street Parking Lot" prepared by City of Sumter Engineering dated May 5, 2010.